

**City of Encinitas  
2016 Income and Rents**

	<b>Household Size</b>	<b>Annual Income</b>	<b>Monthly Income</b>	<b>Unit Size</b>	<b>Affordable Rent*</b>
<b>30% AMI Extremely Low Income</b>	1	\$17,850	\$1,488	Studio	\$446
	2	\$20,400	\$1,700	1-Bedroom	\$510
	3	\$22,950	\$1,913	2-Bedroom	\$574
	4	\$25,500	\$2,125	3-Bedroom	\$638
	5	\$28,440	\$2,370	4-Bedroom	\$711
	6	\$32,580	\$2,715	5-Bedroom	\$815
	7	\$36,730	\$3,061	6-Bedroom	\$918
	8	\$40,890	\$3,408	7-Bedroom	\$1,022
<b>50% AMI Very Low Income</b>	1	\$29,750	\$2,479	Studio	\$744
	2	\$34,000	\$2,833	1-Bedroom	\$850
	3	\$38,250	\$3,188	2-Bedroom	\$956
	4	\$42,500	\$3,542	3-Bedroom	\$1,063
	5	\$45,900	\$3,825	4-Bedroom	\$1,148
	6	\$49,300	\$4,108	5-Bedroom	\$1,233
	7	\$52,700	\$4,392	6-Bedroom	\$1,318
	8	\$56,100	\$4,675	7-Bedroom	\$1,403
<b>80% AMI Low Income</b>	1	\$47,600	\$3,967	Studio	\$1,190
	2	\$54,400	\$4,533	1-Bedroom	\$1,360
	3	\$61,200	\$5,100	2-Bedroom	\$1,530
	4	\$68,000	\$5,667	3-Bedroom	\$1,700
	5	\$73,450	\$6,121	4-Bedroom	\$1,836
	6	\$78,900	\$6,575	5-Bedroom	\$1,973
	7	\$84,350	\$7,029	6-Bedroom	\$2,109
	8	\$89,800	\$7,483	7-Bedroom	\$2,245

*\*Allowance for tenant-paid utilities must be deducted from rent. See the most recent Utility Allowance Schedule published by the Encinitas Housing Authority.*

HUD FY2016 MFI \$73,500  
Effective 3/28/2016

Source and more information can be found at:  
<https://www.huduser.gov/portal/datasets/il/il16/index.html>